

**HOUSING ELEMENT
AND
FAIR SHARE PLAN
OF THE
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY,
NEW JERSEY**

Adopted: November 17, 2008

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HOUSING ELEMENT

PLAINSBORO TOWNSHIP

**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
HOUSING ELEMENT**

TABLE OF CONTENTS

	<u>PAGE</u>
PREFACE	1
I. Inventory of Housing Stock	4
A. Age	4
B. Condition.....	4
C. Purchase and Rental Value	6
D. Occupancy Characteristics and Types	8
E. Units Affordable to Low/Moderate Income Households.....	8
II. Projection of Housing Stock	10
A. Building Permits	10
B. Future Construction of Low and Moderate Income Housing.....	10
III. Demographic Characteristics	10
A. Population	10
B. Household Size/Type	11
C. Income Level	13
D. Age.....	13
E. Marital Status	13
IV. Existing and Probable Future Employment Characteristics	14
V. Total Obligation For Rehabilitation and Prior Round	15
A. Rehabilitation Share.....	15
B. Prior Round.....	16
VI. Growth Share Obligation	16
VII. Plan Endorsement	16
VIII. Analysis of Existing and Future Zoning to Accommodate Growth Projections ...	17
A. Availability of Existing and Planned Infrastructure	17
B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics	17
C. Anticipated Land Use Patterns.....	17
D. Economic Development Policies	18

E. Constraints on Development	18
1. State and federal regulations	18
2. Land ownership patterns	18
3. Incompatible land uses	18
4. Sites needing remediation	18
5. Environmental constraints	18
6. Existing or planned measures to address any constraints	18

**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
HOUSING ELEMENT**

LIST OF TABLES AND EXHIBITS

Table

	<u>Page</u>
1 Age of Housing Units	4
2 Persons Per Room	5
3 Plumbing Facilities	5
4 Kitchen Facilities	5
5 Owner-Occupied Housing Unit Values	6
6 Contract Rent Values	7
7 Tenure and Vacancy	8
8 2008 Low and Moderate Regional Incomes	9
9 Population	10
10 Population Characteristics	11
11 Household Profile 2000	11
12 Household Type and Relationship	12
13 Type of Housing Units by Structure	12
14 Household Income	13
15 Sex by Marital Status - Persons 15 Years and Over	14
16 Employment Status of Residents	14
17 Employment Status Within Plainsboro	15

PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY

HOUSING ELEMENT

PREFACE

Plainsboro Township lies in the southwest corner of Middlesex County. Its westerly boundary with Princeton Township and its southerly boundary with West Windsor and East Windsor Townships are formed by the Millstone River. The northerly boundary with South Brunswick Township from Carnegie Lake easterly to Schalks Crossing Road does not follow a natural or man-made feature, but runs through farmland, open space and developing properties. The balance of the northerly boundary follows local roads and the easterly boundary with South Brunswick and Cranbury Township follows roads and brooks.

The township was incorporated in 1919 and has a land area of 11.8 square miles. Approximately 40 percent of Plainsboro Township is developed with the remaining areas consisting of vacant land, wooded acreage, environmentally sensitive lands, open space, and agricultural land. Physically, Plainsboro Township is divided by Route 1 and the Amtrak railroad right-of-way which generally run north-south through the township.

The township has historically been an agricultural community, even before its incorporation. The community's economic and cultural roots were established by agricultural activity which, to a large measure, remains important today. However, the character of Plainsboro has changed with suburbanization and growth pressures. Since the 1970's major development interests, including Princeton University, Lincoln Property, U.S. Homes, Merrill Lynch and Bristol Myers Squibb and others, acquired significant land holdings and contributed to the completion of extensive projects which have significantly contributed to development market forces within Plainsboro.

While dramatic land use changes have occurred in recent years and continue to impact the community, Plainsboro recognizes both the inevitability of accommodating new suburban growth and its responsibility to encourage conservation and protection of its agricultural and open space heritage.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of the Rehabilitation Share, Prior Round obligation and the targeted Growth Share number. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq., delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to

low and moderate income households and substandard housing capable of being rehabilitated;

2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and

13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

I. INVENTORY OF HOUSING STOCK

A. Age

More than 94 percent of the township's housing stock was built between 1970 and 2000. Significant residential construction occurred between 1980 and 1989 when 46 percent of the housing stock was constructed. Plainsboro has a total housing stock of 9,133 units. The median year that a structure was built in Plainsboro was 1984.

TABLE 1

Age of Housing Units

Dates of

<u>Construction</u>	<u>Total</u>	<u>Percent</u>
1939 or earlier	127	.02
1940 - 1949	46	.01
1950 - 1959	173	.02
1960 - 1969	223	.02
1970 - 1979	2,167	.24
1980 - 1989	4,241	.46
1990 - March 2000	2,156	.24
2000 TOTAL UNITS	9,133	101

Source: 2000 Census of Population and Housing

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. This is an index utilized by COAH in determining the Rehabilitation Share. In Plainsboro, 173 units or 0.02 percent of the housing stock was built before 1949. This is generally an important indicator in calculating Plainsboro's rehabilitation share and explains why Plainsboro's rehabilitation share is 44 units.

B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) *Persons per Room.* 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) *Plumbing Facilities.* Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.

- (3) *Kitchen Facilities.* Inadequate kitchen facilities signaling rehabilitation are indicated by the non–presence of kitchen facilities within the unit, or the non–presence of one of three components: a sink with piped water, a stove or a refrigerator.

These characteristics of deficient housing are nationally recognized indicators of housing inadequacy. Each one, properly identified and not double-counted or multiplied is enough to signal the call for unit rehabilitation. This is true not solely because the characteristic specified is itself debilitating but rather signals a unit that is either old or missing a basic component of normal housing services. These characteristics exist at the municipal level, are reported by the U.S. Census such that they can be isolated and not over counted, and individually indicate the need for structure rehabilitation.

The age of Plainsboro's housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

TABLE 2

Persons Per Room

Persons Per Room	Occupied	Owner Occupied	Renter Occupied
1.01 to 1.50	241	49	192
1.51 to 2.00	270	36	234
2.01 or more	60	8	52
TOTAL	571	93	478

Source: 2000 Census of Population and Housing

TABLE 3

Plumbing Facilities

	<u>Total Units</u>
Complete plumbing facilities	9,119
Lacking complete plumbing facilities	14

Source: 2000 Census of Population and Housing

TABLE 4

Kitchen Facilities

Complete kitchen facilities	9,083
Lacking complete kitchen facilities	50

Source: 2000 Census of Population and Housing

Based on the above, COAH has determined that Plainsboro has 44 housing units that are substandard and occupied by low and moderate income households.

C. Purchase and Rental Value

Approximately 59 percent of the owner-occupied housing units in Plainsboro had values over \$200,000. The median value was \$257,100.

TABLE 5

Owner-Occupied Housing
Unit Values

		<u>Units</u>	<u>Percent</u>
Less than \$15,000		18	0.0
\$15,000	- \$19,999	0	0
\$20,000	- \$24,999	0	0
\$25,000	- \$29,999	37	.01
\$30,000	- \$34,999	6	0
\$35,000	- \$39,999	0	0
\$40,000	- \$49,999	21	.01
\$50,000	- \$59,999	57	.02
\$60,000	- \$69,999	88	.02
\$70,000	- \$99,999	344	.09
\$100,000	- \$124,999	232	.06
\$125,000	- \$149,999	212	.06
\$150,000	- \$174,999	225	.06
\$175,000	- \$199,999	284	.08
\$200,000	- \$249,999	531	.14
\$250,000	- \$299,999	561	.15
\$300,000	- \$399,999	681	.19
\$400,000	- \$499,999	215	.06
\$500,000 or more		165	.04
TOTAL		3,677	99*

Median Value \$257,100

Source: 2000 Census of Population and Housing

** Does not add up due to rounding*

Of the 5,032 rental units with cash rent in Plainsboro, 975 were rented for more than \$1,000 per month. The median contract rent was \$850 per month.

TABLE 6

Contract Rent Values

<u>With cash rent:</u>	<u>Units</u>
\$0 - \$ 99	25
\$100 - \$149	0
\$150 - \$199	0
\$200 - \$249	0
\$250 - \$299	0
\$300 - \$349	17
\$350 - \$399	0
\$400 - \$449	11
\$450 - \$499	33
\$500 - \$549	33
\$550 - \$599	54
\$600 - \$649	99
\$650 - \$699	186
\$700 - \$749	491
\$750 - \$999	3,108
\$1,000 - \$1,249	718
\$1,250 - \$1,499	119
\$1,500 - \$1,999	98
\$2,000 - or more	40
Total	5,065
 No cash rent	 33
 Median contract rent	 \$850

Source: 2000 U.S. Census of Population and Housing

D. Occupancy Characteristics and Types

Approximately 42 percent of the housing in Plainsboro is owner occupied. Approximately 58 percent of the occupied housing stock is rental.

TABLE 7

Tenure and Vacancy

Housing Units	
Total Occupied	8,742
Occupied:	
Owner occupied	3,677
Renter occupied	5,065
Vacant:	
For rent	119
For sale only	103
Rented or sold, not occupied	97
For seasonal, recreational, or occasional use	72
For migrant workers	0
Other vacant	0

Source: 2000 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Plainsboro. Plainsboro is in Region 3, which encompasses Middlesex, Hunterdon and Somerset counties.

Using 2008 regional income limits adopted by COAH, a four person Middlesex County median household income is estimated at \$96,700. A moderate income four person household would earn a maximum of \$77,360 (80 percent of regional median) and a four person low income household would earn a maximum of \$48,350 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

TABLE 8

2008 Low and Moderate Regional Incomes

Income	1 person	2 persons	3 persons	4 persons
Median	\$67,690	\$77,360	\$87,030	\$96,700
Moderate	\$54,152	\$61,888	\$69,624	\$77,360
Low	\$33,845	\$38,680	\$43,515	\$48,350

Source: COAH, 2008 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey.

Plainsboro currently has 40 low income, for sale units in the Tamarron section of Princeton Meadows and 40 moderate income sales units in Princeton Crossings. The township also established the Plainsboro Non-Profit Housing Corporation that owns and administers 126 low and moderate income units at the Wynhurst. In addition, the township negotiated an agreement with Princeton University for 60 low and moderate income rental units at the Millstone Apartments. Finally, Plainsboro has a new three bedroom group home sponsored by SERV Centers of New Jersey.

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued, 1,215 building permits were issued in Plainsboro during 1990 and 1999. A total of 435 residential building permits were issued between 2000 and August 2008.

B. Future Construction of Low and Moderate Income Housing

Plainsboro will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

The population in Plainsboro increased by 42 percent between 1990 and 2000. Table 9 illustrates the figures.

TABLE 9

Population

Year	Population
1990	14,213
2000	20,215

Sources: 1990 and 2000 Census of Population and Housing

TABLE 10

Population Characteristics

SELECTED POPULATION CHARACTERISTICS

The majority of Plainsboro residents or 59 percent are between the ages of 25 and 54 years.

	<u>Number</u>	<u>Percentage</u>
<u>TOTAL POPULATION</u>	20,215	
<u>SEX</u>		
Male	10,240	.51
Female	9,975	.49
<u>AGE</u>		
Under 5 years	1,480	.07
5 to 17 years	3,439	.17
18 to 20 years	286	.01
21 to 24 years	1,063	.05
25 to 44 years	9,292	.46
45 to 54 years	2,681	.13
55 to 59 years	730	.04
60 to 64 years	413	.02
65 to 74 years	421	.02
75 to 84 years	295	.01
85 years and over	115	.01
		.99*

Source: 2000 Census of Population and Housing

*Does not add up due to rounding

B. Household Size and Type

A household profile of Plainsboro shows that there were 8,789 households with a total household population of 20,215 in 2000. The average number of persons per household was 2.30.

TABLE 11
Household Profile 2000

	<u>Total Number</u>
Households	8,789
Population of households	20,215
Persons per household	2.30

Source: 2000 Census of Population and Housing

TABLE 12**Household Type and Relationship**

In family households:	15,769
householder:	5,112
Male	4,169
Female	943
Spouse	4,520
child:	5,424
Natural born/adopt	5,345
step	79
grandchild	27
other relatives	558
non-relatives	155
In non-family households:	4,381
householders living alone	2,963
householders not living alone	667
Non-relatives	751
In group quarters:	65
Institutionalized population	0
Non-institutionalized population	65

Source: 2000 Census of Population and Housing

TABLE 13**Type of Housing Units by Structure**

Units in Structure	Total Units	PCT
1, detached	2,099	.23
1, attached	1,433	.16
2	73	.01
3 or 4	707	.08
5 to 9	1,515	.17
10 to 19	2,261	.25
20 to 49	520	.06
50 or more	525	.06
Mobile home or trailer	0	
Other	0	
TOTAL	9,133	1.02*

Source: 2000 Census of Population and Housing

**Does not add up due to rounding*

C. Income Level

Approximately, 54 percent of the households in Plainsboro earn between \$60,000 and \$199,999 according to the 2000 census.

TABLE 14
Household Income

<u>Household Income</u>	<u>Number</u>	<u>Percent</u>
\$0 –9,999	234	.03
\$10,000-\$14,999	169	.02
\$15,000-\$19,999	175	.02
\$20,000-\$24,999	212	.02
\$25,000-\$29,999	281	.03
\$30,000-\$34,999	298	.03
\$35,000-\$39,999	427	.05
\$40,000-\$44,999	441	.05
\$45,000-\$49,999	306	.04
\$50,000-\$59,999	895	.10
\$60,000-\$99,999	2,578	.29
\$100,000-\$149,999	1,533	.18
\$150,000-\$199,999	639	.07
\$200,000 or more	554	.06
TOTAL	8,742	.99*

Median Household Income \$72,097

Source: 2000 Census of Population and Housing

**Does not add up due to rounding.*

D. Age

The age of the Plainsboro population has been discussed under Section III, Demographic Characteristics, A. Population.

E. Marital Status

In 2000, there were almost the same number of women and men over the age of 15 years in Plainsboro. There were 507 more males that never married. There were 249 more widows than widowers and more divorced females than males.

TABLE 15**Sex by Marital Status - Persons 15 Years and over**

Marital Status	Total	Male	Female
Total	15,843	7,963	7,880
Never Married	4,615	2,561	2,054
Now Married	9,877	4,955	4,922
Widowed	349	50	299
Divorced	1,002	397	605

Source: 2000 Census of Population and Housing

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Of the 12,128 Plainsboro residents employed in the civilian labor force, 83 percent are in educational, health and social service occupations or professional, scientific and technical services, or construction, manufacturing, wholesale trade, retail trade, transportation fields or finance, insurance and real estate industries.

TABLE 16**Occupation
Employed Persons 16 Years and Over**

	Male	Female	Total
Finance, insurance, real estate	1,127	624	1,751
Construction, manufacturing, wholesale trade, retail trade, transportation	2,321	1,325	3,646
Information	489	423	912
Arts, entertainment, recreation, accommodation and food services	246	185	431
Professional, scientific and technical services	1,760	890	2,650
Educational, health and social services	622	1,364	1,986
Public administration	168	207	375
Other services	147	230	377
Total	6,880	5,248	12,128

Source: 2000 U.S. Census of Population and Housing

According to the New Jersey State Data Center, Plainsboro had a covered employment number of 12,647 in 2006.

Plainsboro continues to experience a decline in overall employment, particularly within the corporate sector of the local economy. Employment by Plainsboro's major employers has declined by approximately 20% over the last six years.

TABLE 17**Employment Status Within Plainsboro**

<u>INDUSTRY</u>	<u>ANNUAL AVERAGE UNITS</u>	<u>AVERAGE</u>
Agriculture, forestry, fishing and hunting		
Construction	13	28
Manufacturing	7	2,413
Wholesale trade	25	82
Retail trade	26	288
Transportation and warehousing	9	37
Information	17	284
Finance and insurance	25	4,168
Real estate and rental and leasing	17	116
Professional and technical services	148	2,593
Administrative and waste services	25	367
Educational services	4	46
Health care and social assistance	37	582
Accommodation and food services	17	405
Other services, except public administration	25	267
Unclassified entities	75	69
PRIVATE SECTOR MUNICIPALITY	472	11,801
TOTAL		
FEDERAL GOVT MUNICIPALITY	3	121
TOTAL		
LOCAL GOVT MUNICIPALITY TOTAL	3	183

Source: NJ Employment and Wages; 2003 Annual Report

Putting aside the unknown effects of the current global economic crisis, given current available information regarding planned economic development in Plainsboro (e.g., relocation of University Medical Center of Princeton at Plainsboro and the Merwick skilled nursing facility to the former FMC site, continued expansion of Novo Nordisk at the North Campus site), while acknowledging the current trend that shows a continued decline in employment by the major employers, Plainsboro will experience a steady level of employment over the next 10 years.

V. TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND

A. Rehabilitation Share

Plainsboro has a 44 unit rehabilitation obligation.

B. Total Obligation From Prior Rounds

Plainsboro's total obligation from prior rounds is now 205 units.

VI. GROWTH SHARE OBLIGATION

Plainsboro accepts the household and employment projections in Appendix F of COAH's rules. However, Plainsboro has non-residential exclusions that reduces the COAH targeted number to 385 affordable units.

VII. PLAN ENDORSEMENT

Plainsboro Township received Plan Endorsement on January 18, 2006.

VIII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH PROJECTIONS

Plainsboro believes that the existing and proposed rezoning of FMC, the site on Route 1, to a hospital/residential use can accommodate the growth projections based on the affordable housing options selected. No additional zoning changes are necessary.

A. Availability of Existing and Planned Infrastructure:

Most of Plainsboro is located within the New Jersey-American Water Company (formerly Elizabethtown Water Company) public water franchise area. The balance is on private wells. The long-term availability of public water will accommodate all anticipated future development in the township.

The public wastewater treatment demands of new and existing development are presently being serviced by either the Stony Brook Regional Sewage Authority facility in South Brunswick or the United Water Princeton Meadows (UWPM) facility in Plainsboro. For the most part, the Stony Brook facility serves the township west of the Amtrak main line and the UWPM facility serves the township east of the Amtrak main line. While the Stony Brook facility has capacity to accommodate anticipated future development in its franchise area, the UWPM facility has limited capacity and expansion potential.

B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics:

Plainsboro has carefully reviewed anticipated demand by approving residential and non-residential developments according to market demand and sound planning principles. The township has approved applications for 645 new homes and has a variety of non-residential, approved applications for office, retail, restaurants, a tennis club, hotels, storage and a new library to name a few.

C. Anticipated Land Use Patterns:

Plainsboro has evolved into a community exhibiting a wide variety of uses and life styles. The 2004 Master Plan shows a land use plan that incorporates rural, village residential, low density, planned medium density and medium density residential zones. The land use plan also reflects a village center, service residential, neighborhood business, general business, office business, limited industrial and planned unit development zoning.

D. Economic Development Policies:

Plainsboro has and is continuing to experience economic growth of major notables from the Princeton Forrestal Center, which contains large corporate office and office-research uses such as Merrill Lynch, Bristol Myers Squibb, American Re-Insurance Company and Novo Nordisk. Plainsboro has encouraged a sound economic development policy by providing multiple zoning districts intended to accommodate various types of non-residential uses, from small scale village and neighborhood commercial uses to large scale corporate office and industrial uses, and everything in between. Among these zones are the Neighborhood Business, Village Center, Office Business, General Business, Limited Industrial, and Planned Multi-Use Development Zones.

E. Constraints on Development:

1. State and federal regulations: Plainsboro is not located in the Highlands area, CAFRA, the Meadowlands or the Pinelands. There are no known federal regulations that constrict development.
2. Land ownership patterns: According to the 2000 census, 42 percent of the housing stock in Plainsboro is owner-occupied. Approximately 58 percent of the occupied housing stock is in rental apartments. Plainsboro has approximately seven million square feet of non-residential uses in private ownership and over 1,500 acres of existing farmland, much of which is permanently preserved as such.
3. Incompatible land uses: Plainsboro is not aware of any incompatible land uses.
4. Sites requiring environmental remediation: Plainsboro is not aware of any sites requiring such remediation.
5. Environmental constraints: The existing UWPM wastewater treatment facility serving the eastern portion of Plainsboro has capacity limitations.
6. Existing or planned measures to address any constraints: While the existing UWPM wastewater treatment facility serving the eastern portion of the township has capacity limitations, limited improvements to the facility have added capacity needed to accommodate planned development in this portion of the township, particularly in the Village Center area.

FAIR SHARE PLAN

PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY

I. PREFACE

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round numbers because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was at least \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities participating in the COAH process must use these figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

II. REHABILITATION SHARE

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

A municipality must demonstrate that it has the capability to administer a rehabilitation program by either designating an experienced employee to administer the program or entering into an agreement with a governmental agency or private consultant to administer all or some of the program. A municipality must provide the consultant or municipal employee's credentials to administer the program as well as a procedures manual.

Rental units cannot be excluded from a municipal rehabilitation program. There must be at least 10-year affordability controls placed on both owner-occupied units and rental units. For owner-

occupied units, these controls may be in the form of a lien filed with the appropriate property's deed. For rental units, the controls must be in the form of a deed restriction. Units rehabilitated after April 1, 2000 are eligible for credits against the Rehabilitation Share.

The municipal investment for the rehabilitation of a unit must be at least \$10,000 per unit. Documentation must also be submitted demonstrating adequate funding source(s) and a resolution of intent to bond in the event there is a shortfall of funds. Financing of rehabilitation programs must be structured to encourage rehabilitation and continued occupancy.

A municipality is also required to prepare and submit a rehabilitation manual to COAH that summarizes the administration of the rehabilitation program including an affirmative marketing plan. The affirmative marketing program must clearly describe the outreach efforts to be used in implementing the program. COAH expects that a combination of media approaches – cable television, radio and print – plus appropriate mailing to residents, local civic, social and religious groups will be included in the marketing program.

Plainsboro has a 44 unit Rehabilitation Share.

Plainsboro will continue its participation in the Middlesex County Rehabilitation Program that is funded by Community Development Block Grant (CDBG) funds. Plainsboro will also reach out to see if the owners of the existing, but dated, affordable units are in need of rehabilitation assistance. The program will be made available to both owner and renter-occupied units including any family rentals in the Market to Affordable Program. Plainsboro will seek an experienced administrative agent to administer the program. Plainsboro expects to complete four units per year.

III. PRIOR ROUND OBLIGATION

COAH has determined that Plainsboro's Prior Round Obligation is 205 units.

A. Rental Obligation and Rental Bonuses

Plainsboro has a 52-unit rental obligation and may receive 52 rental bonuses.

B. Maximum Age-restricted Units.

Plainsboro may age-restrict 56 units.

C. Regional Contribution Agreement (RCA) Maximum

A municipality may transfer one-half of its obligation to another willing municipality within the COAH housing region. Plainsboro may transfer 124 units.

D. Implementation

1. Plainsboro is proposing to address the 205 unit obligation with eligible credits from its second round certification.
2. Plainsboro addressed its second round obligation with the following:

Second Round Plan	Type	Units
Princeton Meadows	For Sale	40
Princeton Crossing	For Sale	40
Wyndhurst	Rentals	126
Millstone Apartments	Rentals	60
RCA	New Brunswick	25
TOTAL		291

3. Princeton Meadows contains 40 units of low income for-sale, affordable housing. All units are constructed and occupied. All documentation is on file with COAH.
4. Princeton Crossing contains 40 units of moderate income, for-sale, affordable housing in a K. Hovnanian development. All units are constructed and occupied. All documentation is on file with COAH.
5. Wyndhurst contains 126 low and moderate income rental units that are open to the general public. The township established a non-profit housing corporation in 1987 that owns and administers the rental units. The Plainsboro Non-Profit Housing Corporation manages the rentals. All units are constructed and occupied and have controls in perpetuity. All documentation regarding the all-affordable complex is on file with COAH.
6. Millstone Apartments contain 60 low and moderate income rental units that were the result of a developer's agreement between Plainsboro Township and Princeton University in 1994. All units are occupied. The apartments are open to the general public. All documentation regarding the 60 apartments is on file with COAH. The Millstone Apartments result in an exclusion of 960 jobs from Plainsboro's employment growth because they meet the criteria in N.J.A.C. 5:97-2.4 (b) 1.
7. Plainsboro executed an RCA to transfer 25 units to the City of New Brunswick. All monies have been transferred. All documentation regarding the RCA is on file with COAH.
8. The following chart presents the plan to address the prior obligation of 205 units:

Prior Round Obligation	Type	Units
Princeton Meadows	For Sale	40
Princeton Crossing	For Sale	36
RCA	New Brunswick	25
Millstone Apartments	Rental	52

Millstone Apartments	Bonuses	52
TOTAL		205

9. As a result, the following surplus units will be used to address a portion of the growth share obligation:

Surplus for Growth Share	Type	Units
Wyndhurst	Rentals	126
Millstone Apartments	Rental	8
Princeton Crossing	Sales	4

IV. GROWTH SHARE OBLIGATION

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the municipal fair share obligation developed by COAH. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth. Zoned sites addressing a prior obligation will also be reviewed at these intervals.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligation include:

- Municipal zoning
 - Zoning for inclusionary developments
 - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
 - Permanent supportive housing
 - Group homes (shared supportive)
 - Congregate housing
 - Residential health care facilities
- Accessory apartments
- Market to Affordable Program
- Municipally sponsored rental program
- Assisted living residences

- Affordable housing partnership program
- Expanded crediting opportunities
- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

COAH has given Plainsboro a targeted Growth Share obligation of 445 units which was reduced to 385 because of employment exclusions from the Princeton Forrestal development that was required to provide 60 family rental apartments at the Millstone Apartments complex. All documentation is on file at the COAH office.

A. Rental Obligation and Rental Bonuses

The rental component is calculated as follows:

$$.25 \text{ (growth share)}$$

$$.25 (385) = 97$$

Therefore, Plainsboro has a rental obligation of 97 units and could receive bonus credit for rental units over the 97 that are open to the general public.

B. Age-Restricted Maximum

Plainsboro may age-restrict 96 units based on the following formula:

$$.25 \text{ (growth share)}$$

$$.25 (385) = 96.25$$

C. Fair Share Plan

Plainsboro will address its growth share obligation with 138 surplus credits from the prior round.

1. Surplus Credit

Both Millstone Apartments and Wyndhurst were previously included in Plainsboro's certified plan and are all affordable, rental units, open to the general public. The 126 units at Wyndhurst are not eligible for COAH rental bonuses because they were occupied prior to 1999. However, the Millstone Apartments yield eight bonuses because they were occupied after 1999 and exceed the rental obligation.

2. SERV Center

In addition, Plainsboro has a group home on 191 Cranbury Neck Road (Block 13, Lot 4) that contains four bedrooms. The group home has a 20-year operating commitment from the Division of Mental Health Services (DMHS) that may be renewable for another 10 years and thus meets the COAH requirement of N.J.A.C. 5:94-7 (e). The group home was opened in 1997 by SERV centers. All documentation is on file with COAH.

D. Implementation

1. Extension of Expiring Controls

Plainsboro is proposing to extend controls on 14 of the family sale units at Princeton Crossing that expire between 2014 and 2015. All 14 units have executed Affordable Housing Agreements that state in the Description section of the Agreement that the Agreement may be "...extended by municipal resolution as described in Section III TERM OF RESTRICTION.

Section III C. states "The terms, restrictions and covenants of this Affordable Housing Agreement may be extended by municipal resolution as provided for in N.J.A.C. 5:92-1 et seq. Such municipal resolution shall provide for a period of extended restrictions and shall be effective upon filing with the Council and the Authority. The municipal resolution shall specify the extended time period by providing for a revised ending date. An amendment to the Affordable Housing Agreement shall be filed with the recording office of the county in which the Affordable Housing unit or units is/are located."

As a result, Plainsboro is exercising its right to extend controls on the 14 units that are in the Appendices. In a conversation with Lucy Vandenberg, COAH's Executive Director, at the planning seminar on July 28, 2008, I questioned the need for a written commitment from the owner based on the language in the Affordable Housing Agreement. Ms. Vandenberg said if that was the case, to send in the Affordable Housing Agreement with the plan.

Plainsboro will obtain a continuing certificate of occupancy or a certified statement from the building inspector that the restricted units meet all code standards. If the unit requires repair and/or rehabilitation, Plainsboro will fund and complete the work. All 14 units will have controls extended for 30 years. The controls will be extended in accordance with UHAC. Once extended, the filed deed restrictions will be forwarded to COAH.

2. Redevelopment Area

Plainsboro Township has adopted an executed Redevelopment Agreement plan by ordinance.

This Redevelopment Plan sets standards for the redevelopment of the FMC site located on Route 1 between the Millstone River and Scudder's Mill Road, that was designated as an Area in Need of Redevelopment on September 10, 2007. The Redevelopment Area was developed as an office/research facility of the FMC Corporation and is a gateway into the township from Route 1 on its western border. It is underdeveloped relative to the current zoning and suffers from an

overall uncoordinated plan of development. Moreover, an extensive portion of the Redevelopment Area located south of Plainsboro Road is located within the 100-year floodplain of the Millstone River, which limits that portion of the Redevelopment Area's developability. The purpose of the Redevelopment Plan is to provide the regulatory framework in which the Redevelopment Area can be redeveloped for the betterment of the township and the region.

On June 13, 2007 the Township Committee of the Township of Plainsboro determined the FMC site to potentially be an Area in Need of Redevelopment pursuant to New Jersey's Local Housing and Redevelopment Law (NJSA40:12A et seq.), and authorized the Plainsboro Township Planning Board to undertake an investigation and perform analyses to determine whether the FMC site met the criteria set forth therein. The planning board then authorized Phillips Press Shapiro Associates Inc. (PPSA), a planning and real estate consultant, to conduct the area in need of redevelopment investigation of the FMC site. Following completion and submission of the study in July 2007, and upon the consideration and recommendation of the planning board, the township committee declared the FMC Site to be an Area in Need of Redevelopment on September 10, 2007. On September 17, the planning board authorized PPSA to formulate a Redevelopment Plan of the Redevelopment Area.

The Redevelopment Area consists of a number of parcels that are located in the southwestern portion of the Township. According to the official tax maps of the Township, the Redevelopment Area encompasses +_156.0 acres and includes one (1) property assemblage, consisting of six (6) tax lots on portions of three (3) tax blocks. The tax blocks include Block 1701, Lots 3 and 4; Block 1703, Lots 1, 2, and 3; and Block 1704, Lot 1. The lots range in size from +_0.27 acres to +_64.84 acres. At its widest point, the Redevelopment Area is +_2,562.3 feet wide and varies in length from +_1,920 feet on the west side to +_3,896 feet on the east side. The property has +_1,820 feet of frontage on Route 1, +_746.7 feet of frontage on Scudders Mill Road, and +_2.893.3 feet of frontage on Plainsboro Road.

The Redevelopment Area is bounded generally by U.S. Route 1 to the west; the municipal border of the Township of West Windsor and the Millstone River to the south; Connector Road, state-owned lands to the east; and Scudders Mill Road and as yet undeveloped portions of the Forrestal Center to the north. Plainsboro Road bisects the property, creating a northern and southern portion of the property.

In terms of its locational context, the Redevelopment Area is located within a portion of the township characterized primarily by large corporate office campuses. To the north, across Scudders Mill Road, is the Princeton Forrestal Center, a corporate research center owned by Princeton University. To the northeast of the Redevelopment Area is a corporate campus for Bristol-Myers Squibb, a global pharmaceutical company. In the area north of Plainsboro Road and east of the Redevelopment Area is a Merrill Lynch corporate campus. Located to the south of Plainsboro Road and east of the Redevelopment Area is the corporate campus. Located to the south of Plainsboro Road and east of the Redevelopment Area is the corporate headquarters of Firmenich Incorporated. To the west, across Route 1, is a commercial area which includes a Ruby Tuesday restaurant, as well as a Marriott Courtyard hotel and a Homewood Suites hotel.

The Redevelopment Area consists of six (6) tax lots on three (3) tax blocks, all under common ownership. It is irregularly shaped and located in the southwesterly portion of the Township along the Millstone River, which also serves as the northern border of West Windsor Township.

The Redevelopment Area encompasses+160 acres and is improved with 19 buildings, totaling more than one-half million square feet of floor area, inclusive of basement and penthouse mechanical space. The property also contains farmlands that are being leased for agricultural purposes.

Both wetlands and floodplains are present within the Redevelopment Area which limit the extent of redevelopment that is possible.

Given the Redevelopment Area's history of use, a possibility exists that some form of environmental contamination exists on the old FMC corporation site. To date, no conditions have been identified that present a significant environmental hazard that cannot be remediated to all applicable NJDEP standards, or that upon cleanup, make the site in any manner unsuitable for the proposed uses set forth in the Redevelopment Plan.

The Redevelopment Plan envisions a comprehensive redevelopment of the subject property, as a mixed health care, residential and office community. Continuation of the FMC Corporation use would be permitted until such time as the components of the Redevelopment Plan are approved (via site plan and subdivision approval), and constructed. Moreover, if the redeveloper fails to acquire the FMC Corporation property, the current I-100 zoning would continue in full force and effect unless otherwise amended by Plainsboro Township pursuant to all applicable legal requirements.

At its core, the Redevelopment Plan will accommodate the relocation of the University Medical center at Princeton from Princeton Borough / Mercer County as a hospital-medical office complex, along with skilled nursing facility, senior independent living apartments, assisted living and general offices as adjunct complementary facilities, along with accessory facilities for accommodating vehicular, pedestrian and bike circulation and open space.

Within this redevelopment site, nine assisted living Medical Waiver bedrooms and 82 independent senior living apartments are proposed to be integrated into the assisted living and independent apartment complexes. Both the nine assisted living apartments and the 82 senior apartments comprise the affordable component.

The Redevelopment Plan was adopted on June 11, 2008 and meets the criteria of N.J.S.A. 40A:12A-1 et seq.

3. Market to Affordable Program

Plainsboro is also proposing a 60-unit Market to Affordable Program. Plainsboro has over 5,000 market rate apartments in the township that would be available for this program. Plainsboro will contract with an experienced administrative entity to administer the program. To administer the program, the experienced consultant would prepare a list of all owners of market rate apartments

in Plainsboro together with the range of rents; prioritize the apartment owners who should initially be contacted about participation in the program; negotiate the buydown subsidy that would result in each apartment being deed restricted for 30 years, with income eligible tenants and a regulated rent and insure that no more than 20 percent of the apartments in each complex are deed restricted.

Plainsboro is calculating 60 rental bonuses because the market to affordable rentals are surplus family units over the rental obligation.

4. Shared Living Bedrooms

Finally, Plainsboro is proposing two, four bedroom group homes. Plainsboro will contract with an experienced group home provider when additional units are needed to maintain the necessary proportion of market and affordable units. There is a two-unit rental bonus credit as per N.J.A.C. 5:97-6.10.

PROPOSED GROWTH SHARE PLAN

Project	Type	Units
Princeton Crossing	Surplus Sales	4
Wyndhurst	Surplus Rentals	126
Millstone Apartments	Surplus Rentals	8
Millstone Apartments	Rental Bonus	8
Group Home	SERV Centers	4
Extend Controls	Princeton Crossing	14
Hospital Independent Living	Senior Rentals	82
Assisted Living	Medicaid Bedrooms	9
Market to Affordable	Family Rentals	60
Rental Bonus	Family Rentals	60
New Group Homes	Bedrooms	8
Group Homes	Rental Bonus	2
TOTAL		386